



CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
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MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the September 1, 2005 Limited Business Meeting, Public Hearing and Business Meeting

LIMITED BUSINESS MEETING

Tabled: Case #97-ZO-2005 - **106 Goffe St. - Granted**
Tabled: Case #112-ZO-2005 – **222 Massabesic St. – Continues on the Table**
Tabled: Case #117-ZO-2005 – **151 Greenwood Court - Granted**
Postponed: Case #127-ZO-2005 – **130 Thorp St. – Postponed until Oct. 6th**

PUBLIC HEARING

1. Case #110-ZO-2005 – Adam Salem (Owner) proposes to maintain parking area for 12 vehicles and seeks a **variance** from Sections(s) 10.09 (B) & (B) 1 parking setbacks, 10.07 (J) (1) parking bumpers, 10.08 (D) Accessible spaces, 10.07 (G) parking landscaping, 10.02 (F) business parking in a residential district of the Z.O., as per plans submitted June 10, 2005 at **322-324 So. Main St. – Postponed until October 6, 2005.**
2. Case #129-ZO-2005 – Andrew Sullivan, Esq. (Agent), proposes to build 5 single-family attached townhouses and seeks a **variance** from Section(s) 3.03 Primary Facade, 5.10(A)2 Single family attached dwellings, 6.02 (2 counts) Lot frontage and width, 6.07 Height in stories of the Z.O. as per plans submitted **June 30, 2005** at **365 W. Mitchell St. - Denied**
3. Case #130-ZO-2005 – Robert E. Bennett (Agent), proposes to build a 2-story (48 units) building w/outside parking and seeks a **variance** from Section(s) 5.10 A 6 use, 6.07 lot frontage, lot width, 8.24A 1 accessory structures, 8.22 B&D retaining wall of the Z.O. as per plans submitted **June 30, 2005** at **211 Dunbarton Rd. - Denied**
4. Case #131-ZO-2005 – Karen Cyr-Harris, proposes to build 1 ½ story 2-stall garage w/attached residential workshop and seeks a **variance** from Section(s) 6.07 (2 counts) side and front setbacks of the Z.O. at **44 So. Gray Court. – Granted with stipulation with the stipulation that the garage be used for residential use only.**

5. Case #133-ZO-2005 – Richard Fradette, Esq. (Agent), proposes to maintain 2nd free-standing sign less than 150' from existing freestanding sign and seeks a **variance** from Section(s) 9.09 A.1 Signs of the Z.O. at **425 Hooksett Rd. - Granted**
6. Case #134-ZO-2005 – Claude Allard, (Owner) proposes to demolish existing detached garage and build a 24' x 24' 2-stall garage entering off alley; also move existing shed and seeks a **variance** from Section(s) 8.24 A 3 accessory structures (3 counts) of the Z.O. at **25 Blucher St. - Granted**
7. Case #135-ZO-2005 – Lorraine Hartshorn (Owner) proposes to subdivide lot into two lots; at lot 38-1, build 33 single-family attached townhouse dwellings, at Lot 38, maintain existing single-family dwelling and seeks a **variance** from Section 5.10 (A) (2) use, 6.07 front yard setback for Lot 38-1 of the Z.O., as per plans submitted July 7, 2005 at **603 Holt Ave. Denied**
8. Case #136-ZO-2005 – De Dinh Pham (Owner) proposes to build a 20' x 12' sunroom in rear yard; also build a 6' x 20' side porch and maintain parking and seeks a **variance** from Section 6.07 side yard setback and 10.09 (B) parking setbacks of the Z.O., as per plans submitted July 12, 2005 at **83 Michigan Ave. - Granted**
9. Case #137-ZO-2005 - Randy Huff (Owner) proposes to build a 16' x 18' commercial kitchen to be used for food preparation for business located at 650 Elm St. and seeks a **variance** from Section 5.10 (G) (4) commercial kitchen, 6.07 (2 counts) lot front and width of the Z.O., as per plans submitted July 15, 2005 at **563 Candia Rd. – Granted with stipulation that the kitchen is never to be as a commercial restaurant nor offer seating.**
10. Case #138-ZO-2005 – Richard Curit (Owner) proposes to maintain open deck and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted July 12, 2005 at **8 Foxwood Circle - Granted**
11. Case #139-ZO-2005 – Thomas Malone (Owner) proposes to demolish existing 12' x 26', 1-story addition and build a new 2-story addition and seeks a **variance** from Section 6.07 street yard setback of the Z. O., as per plans submitted July 20, 2005 at **310 Oakland Ave. Granted**
12. Case #140-ZO-2005 – Scott Halcarz (Owner) proposes to maintain 10' x 12' deck with three seasons room under and an in-ground pool with a 6' fence in street yard and seeks a **variance** from Sections 6.07 rear yard setback, 8.22 (B) fences and 8.24 (A) (1) accessory structures of the Z.O., as per plans submitted July 26, 2005 at **210 Aaron Dr. - Granted**
13. Case #141-ZO-2005 – Albert Cote (Owner) proposes to build a 13'-5" x 32' dormer; maintain 6' x 10' porch where a 5' x 8' deck was granted under ZBA case #55-ZO-04, and seeks a **variance** from Section 6.07 front yard setback, lot coverage and 10.09 (B) parking setbacks of the Z.O., as per plans submitted July 21, 2005 at **233 Lafayette St.**

Granted

14. Case #142-ZO-2005 – Fred Woodberry (Owner) proposes to maintain a 10' x 38' carport; build a 14' x 36' garage; also create a 70 sq. ft. patio and seeks a **variance** from Section 8.24 (A) (3) Accessory Structures of the Z.O., as per plans submitted August 1, 2005 at **163 Bismark St. – Tabled for Certified Plot Plan**
15. Case #143-ZO-2005 – Edward Malynowski (Owner) proposes to build a 25' x 22', 2-story, 2-stall garage and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted August 5, 2005 at **118 Glen Forest Dr. – Withdrawn**
16. Case #144-ZO-2005 – Jenn Robichaud (Agent) proposes to erect a 38" x 52", internally illuminated projecting wall sign and seeks a **variance** from Section 9.07 signs of the Z.O., as per plans submitted July 29, 2005 at **809-813 Elm St. - Granted**
17. Case #145-ZO-2005 – Gail Page (Agent) proposes to replace existing 56' x 12' manufactured home with a 56' x 14' manufactured home and seeks a **variance** from Section 5.10 (A) (3) manufactured housing unit; 7.08 (D) uses subject to soundproofing, 8.02 (C) (2) (2 counts) pavement or internal roadway setback, manufactured home site setback and 10.09 (B) parking setbacks of the Z.O., as per plans submitted August 5, 2005 at **672 Huse Rd., Unit #38. - Granted**
18. Case #146-ZO-2005 – John Badasarian (Agent) proposes to replace faces of existing sign previously permitted in error and seeks a **variance** from Section 9.07 (F) projecting sign of the Z.O., per plans submitted August 18, 2005 at **542 Elm St. - Granted**
19. Case #147-ZO-2005 – Paul Wilson (Owner) proposes to erect a 16' x 32' pool and seeks a **variance** from Section 8.24 (A) 1 Accessory Structures of the Z. O., as per plans submitted August 16, 2005 at **30 Mollie Dr. - Granted**
20. Case #148-ZO-2005 – Madeleine Gaumond (Owner) proposes to maintain existing 12' x 20' shed; also maintain parking for beauty salon and seeks a **variance** from Sections 6.07 side yard setback, 10.09 (B) parking setbacks, 10.06(A) parking layout, 10.08 (C) driveway width and 8.24 (A) 3 Accessory Structures of the Z.O., as per plans submitted August 8, 2005 at **100 McNeil St. – Tabled for Certified Plot Plan**
21. Case #149-ZO-2005 – Todd Keating (Owner) proposes to replace existing porch and maintain stairs from second floor to grade and seeks a **variance** from Sections 6.07 (3 counts) street and rear yard setbacks, lot coverage of the Z.O., as per plans submitted August 4, 2005 at **104 Harrison St. – Tabled for Certified Plot Plan**
22. Case #150-ZO-2005 – Guy Ferland (Owner) proposes to build a 10' x 22' one-story addition for added living space and seeks a **variance** from Section 6.07 (2 counts) front yard setback and lot coverage of the Z.O., as per plans submitted August 5, 2005 at **501 Youville St. Granted**

BUSINESS MEETING

Request for Rehearings:

Case #92-ZO-2005 – 51 Windsong Ave. (subdivide lot into two lots)
Appealed by Abutters – **Denied**

Case #114-ZO-2005 – McLane Lane/Union St. (Appeal of the PB Decision in approving a
Planned Development) Appealed by Attorney on behalf of Abutters - **Denied**

Case #121-ZO-2005 – 901 Union St. (convert 1-family to professional office).
Appealed by both Attorney and the Owner of property - **Granted**

Steven J. Freeman, Chairman

Full text of the agenda items is on file for review in the Building Department. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.